California Housing Finance Agency

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Homeownership Program Bulletin

April 14, 2008

Program Bulletin #2008-17

To: CalHFA Approved Lenders

Revision to School Facility Fee Down Payment Assistance Program Program #1 – Economically Distressed Area Effective April 15, 2008

This bulletin is to announce the annual changes to the list of eligible counties and maximum sales price limits under Program #1-Economically Distressed Area of the School Facility Fee Down Payment Assistance Program. Some of the maximum sales price limits shown below have been directly affected by the enactment of Federal Bill H.R. 5150, "Recovery Rebates and Economic Stimulus for the American People Act of 2008", signed by the President into Public Law on February 13, 2008. This bill increases GSE conforming loan limits in eligible areas, for mortgages originated during the period beginning on July 1, 2007, and ending on December 31, 2008. GSE loan limits are used in the formula for calculating the maximum sales price limits under Program #1. This bulletin supersedes the eligible counties and maximum sales price limits provided in Program Bulletin #2007-05, dated April 17, 2007.

The School Facility Fee Down Payment Assistance Program is a conditional grant program that provides assistance to buyers of newly constructed homes throughout California. Eligible applicants qualify to receive either a partial or full rebate of the school facility fees paid by the builder, depending on the program. The assistance can be used for down payment, closing costs, or any costs associated with the buyer's first mortgage loan, subject to acceptance by the mortgage lender and the mortgage insurer. If the homebuyers occupy their home for five years, the full amount of the grant is forgiven. If the home is owner-occupied less than five years, a portion of the grant must be repaid, determined on a pro rata basis.

The following table lists current eligible counties and percentage changes in maximum sales price limits for Program #1 of the School Facility Fee Down Payment Assistance Program. These changes supersede previous Program Bulletins and are effective April 15, 2008.

County	Sales Price	<u>Change</u>	County	Sales Price	<u>Change</u>
Butte	\$527,100	+7%	Merced	\$548,100	+10%
Fresno	\$506,275	+11%	Monterey	\$890,313	+80%
Imperial	\$415,013	+15%	San Joaquin	\$750,837	+10%
Kern	\$461,475	+15%	Shasta	\$530,688	+13%
Kings	\$394,135	+18%	Stanislaus	\$667,188	+10%
Madera	\$444,238	+16%	Tulare	\$429,538	+14%

Program #1 is for homebuyers of newly constructed, single family homes or condominiums in economically distressed counties. Interested applicants must be purchasing a newly constructed home with a building permit issued on or after January 1, 2002; the home must be within an eligible designated economically distressed county; and the sales price of the home must be within School Facility Fee Program maximum sales price limit for that county. Under Program #1, applicants are not required to be first-time homebuyers. Assistance will be calculated based on a portion of the eligible school facility fees paid by the builder.

Reminder Note: Program #2 – First-Time Homebuyer-Moderate Income Limits for the School Facility Fee Down Payment Assistance Program is not affected by sales price changes listed above. Program #2 is available for buyers of newly constructed homes if eligibility requirements are met. Under Program #2, interested applicants must be purchasing a newly constructed home with a building permit issued on or after January 1, 2002; be first-time homebuyers; and be within the program's moderate income limits. Assistance will be calculated using the total eligible school facility fees paid by the builder.

Application packages with instructions are available by calling Homeownership Special Programs at 916.445.8616 or by visiting our web site at www.calhfa.ca.gov.

For questions about this bulletin, contact CalHFA Homeownership Programs by phone 916.324.8088; by fax 916.324.6589; by email at homeownership@calhfa.ca.gov and you can always visit CalHFA's web site at: www.calhfa.ca.gov

Unless otherwise directed, please send all loan files and documents to:

CalHFA Homeownership Programs

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